

COPPER LAKES HOMEOWNERS ASSOCIATION, INC.
RULES REGULATING LEASING

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Copper Lakes Homeowners Association, Inc. (the "Association") a Texas nonprofit corporation, is the governing entity for Copper Lakes, Sections 1-16, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's Film Code Nos. 356049, 356059, 359035, 435147, 361098, 389095, 440058, 494058, 493002, 505002, 508085, 538180, 563022, 572124, 602113, and 610092, respectively, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for Copper Lakes, Sections One and Two, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. P290219, along with any amendments, supplements and annexations thereto (the "Declaration"); and

WHEREAS, Section 3.5 of the Declaration provides that the Association, through its board of directors, may adopt, amend, repeal and enforce Rules and Regulations, fines, levies and enforcement provisions as it deems necessary or desirable with respect to the interpretation and implementation of the Declaration, the operation of the Association and the use of the Subdivision, including Lots; and

WHEREAS, Texas Property Code § 204.010(a)(6), authorizes the Association, through its board of directors to regulate the use, maintenance, repair, replacement, modification and appearance of the Subdivision; and

WHEREAS, the Association, through its board of directors desires to adopt Rules related to the leasing of lots in the Subdivision and the maintenance of such lots, in order to implement, clarify and further the requirements of Section 6.12 of the Declaration;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the certification hereto, the Association, through its board of directors, hereby adopts, establishes and imposes on the Subdivision the following:

Rule 6.12.1: If a lot is leased to a person or entity other than the record owner, the owner must inform the Association of the name, email address and phone number of the tenant or lessee; as well as an offsite address, email address and phone number for the Owner.

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Rule 6.12.2 The Owner shall continue to be responsible for the condition of the lot under lease, and shall be responsible to keep the lot mowed, edged and otherwise in good appearance.

Rule 6.12.3 If the Owner lives outside Harris County, Texas or a county adjacent thereto, the Owner must (i) appoint a local representative to receive and respond to communications or requests from the Association within 48 hours and (ii) contract with a landscaping service to maintain the lot.

Rule 6.12.4 If the leased lot is not maintained as required, the Association will consider the lot abandoned by the Owner and may contract for such maintenance and the expenses of same shall be charged to Owner in accordance with Section 12.6 of the Declaration. The Association shall attempt to notify the Owner prior to taking this action.

CERTIFICATION

"I, the undersigned, being President of Copper Lakes Homeowners Association, Inc., hereby certify that the foregoing Rules and Regulations were adopted by at least a majority of the Association board of directors at a meeting of the directors, duly called at which a quorum of the directors were present, or as otherwise permitted by applicable law."

By: Marc W. Jones President

Print Name: MARC W. JONES

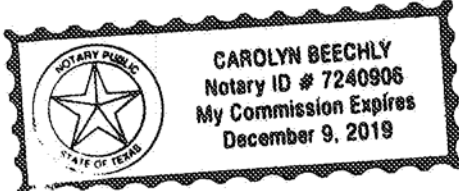
STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 13th day of June, 2016, to certify which witness my hand and official seal.

Carolyn Beechly
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Holt & Young, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



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Pages 3
06/24/2016 08:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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